



1 BANKS TERRACE | LITTLE BROUGHTON | COCKERMOUTH | CUMBRIA | CA13 0YG

PRICE £190,000





SUMMARY

Occupying a prime position in the centre of Little Broughton, this fantastic cottage benefits from a private garden and a detached garage at the rear with a studio above. The cottage is charming and full of character, including an entrance porch, living room with open fire, separate dining room, a farmhouse style kitchen/breakfast room, two first floor double bedrooms and a handy first floor bathroom. To the rear is a delightful cottage style garden with mature borders which are a haven for many species of wild birds. The garage plus studio at the top of the garden benefits from far reaching views to the Lakeland fells and is currently used as a guest suite but also offering versatile living/work space with an adjacent WC. Properties like this don't come along often so seize your chance now.

EPC band TBC

GROUND FLOOR ENTRANCE PORCH

A part double glazed door leads into porch with double glazed windows to front and side, tiled flooring, part glazed door to living room

LIVING ROOM

Doubled glazed window to front, double radiator, open fire with surround and hearth, wood style flooring, doors to dining room and kitchen, door to stairs which lead up to first floor

DINING ROOM

Double glazed window to front, decorative feature fireplace with dog grate, space for family table and chairs, double radiator, picture rail, coved ceiling, wood style flooring

KITCHEN

The door from living room opens into a lobby with Victorian tiled floor, under stairs cupboard and step up into kitchen. The kitchen is fitted in a range of base and wall mounted units with work surfaces, 5 ring gas hob with extractor, eye level oven, single drainer sink unit with tiled splashbacks, space for washing machine and fridge freezer, wall mounted boiler, space for breakfast table and chairs, double radiator, door to garden

FIRST FLOOR LANDING

Doors to rooms, double glazed window to rear, access to loft space, wood effect flooring

BEDROOM 1

Double glazed window to front, double radiator, coved ceiling, cupboard over stairs

BEDROOM 2

Double glazed window to front, two wardrobes, double radiator

BATHROOM

Double glazed window to rear, panel bath with thermostatic shower unit and screen, pedestal hand wash basin, low level WC. Radiator, linen cupboard, tiled walls

GARAGE & STUDIO GARAGE

Detached garage facing onto a rear lonning with power and light, plus roll over power door and door to the rear into entrance hall

HALLWAY

A door from the rear garden leads into hallway with stairs to first floor landing, under stairs cupboard and door to garage

LANDING

Velux window to side, part glazed door into studio, bi-fold door to WC

STUDIO

A wonderful space, currently used as a guest bedroom with a snug area but equally suitable as an art studio or home office. Feature double glazed window in the gable end affording stunning views out over fields behind to the lakeland fells, Velux window to side.

WC

Velux window to side, pedestal hand wash basin, low level WC.

EXTERNALLY

The property is set back from the roadside with a gated path leading to front door, an area laid with paving and various plants. The rear garden includes a hardstanding by the kitchen with steps leading up through a retaining wall to a higher level. This main garden area is laid to lawn with cottage style borders and a further step up at the end leads to a paved patio terrace by the door into the garage/studio with space for seating/dining furniture. Access to rear lonning.

ADDITIONAL INFORMATION

To arrange a viewing or to contact the branch, please use the following:

Branch Address:

58 Lowther Street

Whitehaven

Cumbria

CA28 7DP

Tel: 01946 590412/01900 828600/01900 606006

whitehaven@lillingtons-estates.co.uk

cockermouth@lillingtons-estates.co.uk

Council Tax Band: A

Tenure: Freehold

Services: Mains water, gas and electric are connected, mains drainage

Fixtures & Fittings: Carpets, oven hob and extractor

Broadband type & speeds available: Standard 3Mbps / Superfast 80Mbps / Ultrafast 1000Mbps

Mobile reception: Data retrieved from Ofcom dating back to November 24' indicates Vodafone has limited service indoors but other networks are ok. All providers have signal outside

Planning permission passed in the immediate area: None known

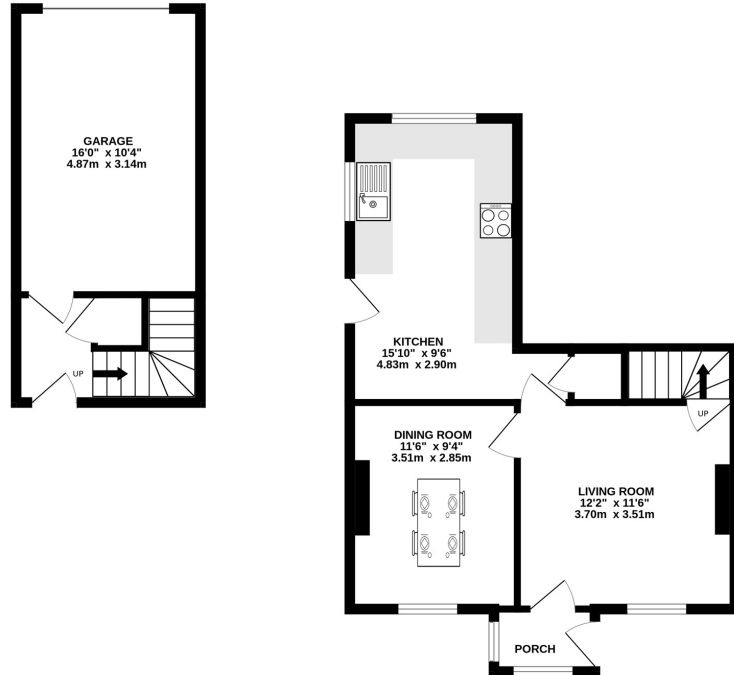
The property is not listed

DIRECTIONS

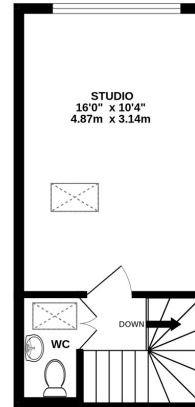
From Cockermouth take the A66 towards Workington and take a right turn to Great Broughton crossing the river bridge. Follow the road round to the left, uphill to a junction on a right hand bend. Ignore the side road into Great Broughton and instead proceed round the bend, continuing uphill into Little Broughton. Once round the left hand bend in the road take a right turn into The Green and the property will be located on the right.



GROUND FLOOR
673 sq.ft. (62.5 sq.m.) approx.

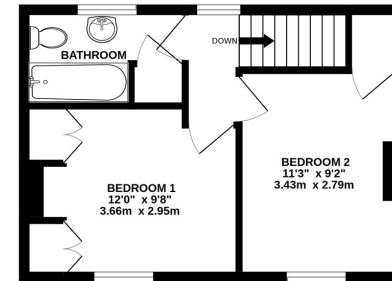


1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1209 sq.ft. (112.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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